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Transactions *of* The Chartered Surveyors' Institution

SESSION 1935-1936.

AT THE ORDINARY GENERAL MEETING

Held at the Chartered Surveyors' Institution on Monday, 4th May, 1936.

Mr. HARRY M. STANLEY (President) in the Chair.

NEW MEMBERS.

The following new members were presented by the PRESIDENT for formal admission to membership under By-law 32, and signed the Register:—

Professional Associates :

BALSOM, LEONARD ARTHUR
CROSHER, EDMUND ROBINS
HOLDOM, RONALD EDWARD
HOLT, WALTER GODFREY JAMES
PAYNE, LESLIE WILLIAM

A DISCUSSION then took place on Sir LYNDEN MACASSEY'S Paper entitled—

SURVEYORS AND THE LAW.

Mr. JOHN WILMOT (Past-President) (Official Arbitrator) felt it a great honour to be allowed to propose a vote of thanks to the lecturer for his most admirable paper. It was a paper which would be of the greatest assistance to all surveyors in the work which they had to do, and especially so in connection with the compulsory acquisition of real property by local authorities.

Sir Lynden had explained the position which existed in some of the British Dominions overseas and in America as between surveyors and lawyers. That position did not seem to be a very happy one, and Sir Lynden put it down to the fact that in those countries there was no great institution to control the conduct or the activities of surveyors. The situation was a better one in this country, where there was the Chartered Surveyors' Institution, which laid down very strict rules of conduct. No one was allowed to belong to it until he had qualified himself by examination, and no one became a Fellow until he had shown that he was actually carrying on responsible work.

Sir Lynden had made the suggestion that the title of "surveyor" should be confined to those who belonged to the Chartered Surveyors' Institution. That was a happy suggestion, but it was rather more than could be hoped for. The Council of the Institution, however, were at present constantly in negotiation with, and in close contact with, the three other kindred institutions in regard to the matter, and possibly something might result therefrom which would bring within the fold of all four institutions only those who had been trained to perform the duties of a surveyor. The sooner that came about the better. One of the difficulties was that there were so many departments in the profession, which included engineers, architects, estate agents, rating surveyors and mining surveyors, whose duties were not at all alike; also many of them belonged to kindred institutions which looked after their particular interest. He hoped that in the end a register would be published of the members who belonged to the four institutions.

Referring to compulsory purchase, he could not understand at all why there was so much difference, in the assessment of compensation for trade or business premises, between the case where

land was taken and the case where no land was taken. It was an instance, he supposed, of the necessity of acting under the law, but the reason for the difference he quite failed to see.

As arbitrators, surveyors had difficult duties to perform, but one most satisfactory piece of legislation had come to their relief recently, and that was the abolition of the reduction factor under the Housing Act of 1935. Speaking as an official arbitrator, it had been one of his most unpleasant duties to have to find a large reduction factor simply on account of the fact that land for which there was little demand was to be used for re-housing the working classes. He had seen the greatest hardship inflicted on the unfortunate possessors of small properties, and in many cases those unfortunate persons were not professionally represented before the arbitrator. Some had appeared before him and had just sat down at the table and burst into tears. In such cases it had been difficult to know what to do. One had not been able to go outside one's duty, and it had been heart-breaking. That was gone, he hoped—except as to the trade loss ; but in that respect, too, fortunately there was a proviso in the Act that the acquiring authority might, as an act of grace, allow some sum at their discretion in respect of a business which had been carried on on the property. That, however, ought to be by law and not by act of grace.

Sir Lynden had made a short reference to official arbitrators. He was entirely in agreement with the statement that official arbitrators were very much overworked, but he did not agree that they were so overworked that they had not time to give due consideration to their awards. An official arbitrator's duty frequently involved him in dealing with properties at great distances from his centre, necessitating many hours of travel on the railways. He himself frequently left home in the early part of the week and did not return until Friday night, and what he found was that, when he had heard a case and had got it well into his mind, the best thing was to give the whole matter his full consideration on the return journey. Then, after a day or two, he would write out his award. Until he was satisfied that he had given due consideration to the case he did not publish his award.

With regard to expert witnesses, in his young days it was usual that there should be three expert witnesses on each side. He wished to give a word of advice to all young surveyors who might be called upon to give expert evidence, and that was never to overstate their case. It was a fatal mistake to do so, because they would find that, metaphorically, when they were cross-examined, the full set of clothing which they had had on when the cross-examination started would be stripped off them garment by garment until, in the end, they would be stripped naked.

He desired to say a word about the Statement of Special Cases. Official arbitrators drew up their own awards. Fortunately they were extremely short ; but there was a stipulation in the Act that they had to give particulars of the various heads of the claim which was made for compensation. That did not matter when it was only a question of the value of land or a question of disturbance of business, but on one occasion a man had written with regard to a number of voluminous schedules of fixtures, saying "Will you kindly let me know the price you put against all of "these—each one individually?" The reply was in the negative, and that had been the end of it. The Act was not meant for that sort of thing. When drawing up special cases, what he always did, after starting off with the "Whereas's," was to find and set out as many facts as could be fairly found ; then he sent the document to the solicitors on each side asking them to set out their contentions, and finally put at the end of his award—if the client's contention is correct, so much ; or, if the arguing authorities' contention is correct, so much. He found that method worked without much difficulty. There was, however, one point Sir Lynden drew attention to in the paper which he would certainly remember to add in the future, and that was that, if steps were not taken to bring the matter before the Court within the time set out in the award, then the award stood good as so much ; otherwise it might drift on for ever and there would be no finality to it.

Another matter which had made the work of the official arbitrator more exacting was Section 84 of the Law of Property Act. Last year, ending 31st December, he had had to make 70 orders in connection with that Act, and such orders took a great deal of time as there was a lot of correspondence and documents to read through in each case.

Mr. J. L. Crouch (Associate) remarked that when he had received the flattering invitation to second the vote of thanks to Sir Lynden Macassey he had been left in some state of uncertainty ; he had wondered whether it was as a reward for having been a member of the Institution for fifty years, or whether it was as a punishment for having abandoned the profession of surveyor and having embarked on the less auriferous profession of barrister. But whichever it was he did feel that he was greatly indebted to the Institution for the privilege of speaking that night.

Sir Lynden had dwelt on the question of closing the surveyors' profession. Those who shared that view would welcome Sir Lynden with open arms as being one of the best advocates of that view who had so far appeared.

It was unquestionably a desirable thing that surveyors should become thoroughly acquainted with, and thoroughly experienced in, their profession. How they were to become so was another matter. Sir Lynden had touched very lightly on the matter when he had mentioned the case of the rating surveyor. It seemed to him (Mr. Crouch) that the rating surveyor was brought more into contact with the public than any other class of surveyor. Such a gentleman advised rating authorities and assessment committees. In that way he was influencing every ratepayer, it might be, in the area. He should be a most competent and fully qualified man. Also the occupier had to be considered, and he, unfortunately, sometimes fell into the hands of men who were not properly qualified. How that was to be rectified he did not know.

The education of a surveyor in the giving of evidence was most desirable ; but how it was to be accomplished—at any rate except post-graduate—he did not know. At the Inns of Courts there were moots held in order that young barristers might gain experience in that way. The enormous advantage of such a procedure was that such young barristers got their preliminary experience without any risk to their clients. In his own experience, to learn one's business at a client's expense meant that one did not see that client a second time.

Reference had been made, perfectly rightly, to the need for an expert not to overstate his case. It was a very desirable thing for every surveyor to have a judicial mind. No advocate could hope to succeed unless he had a judicial mind. He had to see the other side of the case as well as his own. It was not only necessary to see the weakness of the opponent's case but to see the strength of it. So it was with a surveyor and a valuer. The most important thing to him to know was the best that he could say for both sides. If he had a judicial mind he would not be so keen on exaggerating his claim—putting it either too high or too low. The best practice which barristers could adopt was to sit in Court and hear cases. They there got the atmosphere and learned their business. It was very difficult to give the same opportunity to a surveyor. He had not the Courts open to him all day long, but he should, whenever he had the opportunity, go and listen to cases and hear the expert surveyors give their evidence and see how they dealt with their cases—always remembering that it was well to know what was behind the scenes. If one desired to know how an advocate was conducting his case, one could not do better than read his brief ; then one would see something of the skill of the advocate. It was the same with the expert witness. One wanted to know the materials with which he was supplied and how he dealt with them. It was not a simple suggestion, but it was a

desirable one, which Sir Lynden had made about educating future expert witnesses.

There was one matter with which he did not see eye to eye with Sir Lynden. In a great many building and engineering contracts there was a clause to the effect, which Sir Lynden had mentioned, namely, that the certificate of the certifier, whoever he might be—the agent of the owner—should be final. The reason for that was to prevent litigation. It was in the interests of the State that there should be an end to litigation, and the reason for that was excellently stated by Sir Lynden:—

> "Business men are quite convinced that if they submit their disputes to arbitration, especially to the decision of someone who is conversant with the kind of business transaction that is involved, they get away from legal technicality, obtain a decision with the minimum of delay and expense, and by agreeing that the decision of the arbitrator is final and binding avoid protracted and costly proceedings by way of appeal."

That was the purpose of putting in the clause referred to. It was put in with the eyes of both sides open, and personally he could see no objection at all to a contractor saying "I agree "to that; I know who your certifier is; I know who your "architect is; I know who your engineer is; I am quite willing "to leave myself in his hands. He is a competent man." When an incompetent man was put in, trouble followed no doubt, but that was not the fault of the contract; the fault then lay in the appointment of a certifier who should not have been appointed.

Sir Lynden quoted what he regarded as the very striking case of *Hickman & Co.* v. *Roberts*, in which the House of Lords had referred to the position of a certifier as being a judicial one. He had seen that clause in contracts many times, and personally he had not read it in the way in which Sir Lynden read it. Sir Lynden stated:—

> "It is therefore with no small surprise and regret, I venture to think, most persons will regard an attempt that is now being made to introduce into engineering contracts a provision that the person measuring up and issuing certificates for the payment of the contractor shall not be deemed to be acting judicially."

Personally he had always thought that that clause meant that the person who was certifying should not act judicially in this way: he was not to hear other people's evidence and to judge as a judge or an arbitrator might do; he was to judge on his own

experience of the case and on his own evidence. If it was to be read as Sir Lynden read it, then he thought the word " judicially " should be " honestly "—that he would act judicially in the sense that he would act honestly. If the clause was put in for the purpose of saving the building owner from extra charges, then the surveyor would be acting dishonestly in conforming to those desires of the building owner. No member of the Institution would embark on such an undertaking. He would not accept the position in such circumstances as those, and, if he did, the disciplinary powers of the Institution would be quite sufficient to deal with him. Personally he could see no objection if the clause meant that he was not to act judicially in the sense of not hearing evidence ; but he saw every objection to it if it meant more than that, and that he was to act dishonestly. If that was not the meaning of that part of Sir Lynden's paper, perhaps Sir Lynden would put him right.

Mr. JOHN A. F. WATSON (Fellow), in supporting the vote of thanks, remarked that Sir Lynden rather rejoiced in the fact that in this country there was complete harmony between surveyors and lawyers. Whether or not that harmony was quite as complete as Sir Lynden suggested, the relationship between these bodies was certainly a happy one. Unfortunately, however, the co-operation between certain other professions and associations was hardly as perfect as could be desired. Sir Lynden thought it was necessary to have definite demarcations between one profession and another, and that it was absolutely essential, both in the interests of a profession and in the interests of the public, that those frontiers should be strictly honoured. With great respect he did not altogether agree with Sir Lynden. He had a feeling that there were too many professions and far too many associations and institutions in this country, and that there was a tendency to lay down much too hard-and-fast rules as to where the functions of one should end and the other begin. With so much national industrial reconstruction ahead it seemed to him a great pity that there should be petty jealousies over the question of those frontiers.

He had just been watching the completion of a big building, and it had been deplorable to see the lack of understanding and harmony between one trade and another. The painter had painted a room and had left it looking perfect. Then the electrician had come along and had installed his fittings, and in doing so had messed up the paint. Back had come the painter to make the paint good again. Then had arrived the man to lay the carpets. He had had to saw a piece off the door and had again spoilt the paint work, and the painter had had to come back once

more. This time the painter had spilled his paint on the carpets, and so back had come the carpet man to take out the stains . . . and so on *ad infinitum*. Recently a client of his, having had a house built, ordered a white telephone to match his decorations. A week later he had seen a man fixing a black telephone. He had said to the man "Why are you fixing a black telephone "when I ordered a white one?" The man had replied "The "instructions are that the man responsible for white telephones "can only put in a white telephone when there is a black one "to take away in exchange; so I am fixing a black one and "to-morrow morning another man will bring a white telephone "and take this one away." It sounded funny, but the trouble was that it was tragic; and that sort of lack of co-operation and of understanding was far more serious when it appeared, as it did, in higher intellectual strata in a country. In this country there were many fine professions, but the speaker thought that some of their members were too much engaged in finding out where their jobs started and the other man's left off, and also in seeing that every yard of their frontiers was patrolled, with the result that their service to the public, which meant their job, suffered. If there had to be frontiers—and he agreed some frontiers were necessary—they should be marked by a hedge which was sufficiently low to enable one man to look over on to the other side to see what the other fellow was doing, that he might see things from the other fellow's point of view. The danger, it seemed to him, with so many of those who were in the professions and who had got a job to do and who were qualified to do it, was that, instead of getting on with it in harmony and co-operation with their professional neighbours, they wasted time chasing little mice under each other's chairs.

He did feel that it was up to the younger members to try not to be small-minded and, by co-operation and by not watching frontiers too much, to see to it that the end of their concerted efforts was something rather more valuable to the community than a pussy cat's achievement.

Mr. C. Gerald Eve (Past-President) said it gave him very great pleasure to support the vote of thanks to Sir Lynden Macassey. Sir Lynden had been very kind to the expert witness that evening. An expert witness had been described as various things—for instance, as a man who had no friends. Having to appear before surveyors, no doubt it was politeness on the part of Sir Lynden not to have scourged the expert witness; but, reading between the lines, no doubt those present could imagine what Sir Lynden had been trying not to bring out!

With regard to the invasion of the law by surveyors which went on in America and in Canada, he thought the position in this country was not nearly so acute, because the law here with which surveyors had to concern themselves was daily becoming so involved that the fool who at one time used to rush in now feared to tread. The complication of the law concerning property was keeping surveyors well away from it. If it were more simple they might still be endeavouring to be lawyers and misleading their clients from time to time, to the advantage of the real lawyers who had to dig them out of a deeper trench than they would otherwise had fallen into.

With regard to the question of making the profession of surveyor a closed corporation, the difficulty was that if all those who practised as valuers, surveyors and auctioneers at the present moment were brought into a protective body or corporation such as the Chartered Surveyors' Institution, and were allowed only to fall out when they died, then for sixty or more years a halo or *ægis* would be conferred upon men who probably, even if asked about it in examination-in-chief, would admit that they were not qualified surveyors. Personally he did not think it would be fair to the country—let alone to qualified practitioners—to bring into the fold for a term of sixty years men who would thereby be able to call themselves surveyors, although really they were not surveyors. He thought that would be a dangerous thing to do, and that the remedy might be worse than the disease. Nevertheless, the members much appreciated the compliment which Sir Lynden had paid to them in saying that he thought the surveyor's profession ought to be a closed corporation. They only wished there were some practical means of doing it.

He had been very much interested in Sir Lynden's quotation of what Sir George Jessell, Master of the Rolls, had said about expert witnesses in 1873. If he might be allowed to do so, he would like to quote what Lord Hanworth, when Master of the Rolls, had said to the students of the College of Estate Management when he had awarded the prizes to them in 1934. Lord Hanworth then said:—

> "Let me say a word to those who may be called upon to give evidence in Court or before an arbitrator, as some of you will as you get on in your profession. Naturally it has fallen to my lot during a long time at the Bar and on the Bench to hear many witnesses and to examine many expert witnesses. Let me offer this advice: 'The man who really makes a contribution to the Court and is treated as a witness of weight and consideration is the man who obviously applies his mind

to the problem and reveals the difficulties which have occurred to his mind and sets forth the manner in which he would endeavour, as far as possible, to explain and to overcome them. The worst witness is the sort of witness who fences with the question or who endeavours to be smart without offering the information that is required. That class of evidence is of no value at all. It is easy to be smart. It is easy to pretend you do not understand. It is easy to side-track a question by, so to speak, asking another. That does not add to the standing or to the value of the witness. The man who really gets on in his profession and becomes recognised as a man of authority is the man who has the character to reveal the difficulties that have occurred to him and the process by which he would solve them. Even if he gives a somewhat doubtful opinion because of the difficulties through which he had to pick his way, yet that is the man who reveals character, and it is, after all, character which is of greatest value as an asset in life.' "

With regard to Sir Lynden Macassey's statement as to whether the appointment of official arbitrators was a good thing or not, of that their members doubtless had their own opinions. They knew from their own point of view that when there used to be three or four witnesses on each side, the appointment of official arbitrators was not a good thing ; but he thought they would all agree that, in the public interest, the appointment of official arbitrators was a distinct advantage to the country. Speaking for himself he had no two opinions about it, and he only wished that the appointment of official arbitrators in connection with the acquisition of property could be made to extend to the hearing of rating cases instead of those rating cases being heard at Quarter Sessions. He hoped to live long enough to see that come about. He did not suggest for a moment that, if it were done, there would be any less need than there was at present for the employment of counsel in rating cases.

If he might touch on one other aspect of the question of expert witnesses, it was often said that the difference between the evidence of the expert witnesses on the one side and on the other was sometimes extreme. That was true—sometimes with reason and sometimes without good excuse. There never was a more difficult time to express an opinion as to value than the present time, when there was so much legislation. All value was guesswork based on experience. After all, one was valuing the future and not the past, and it was extremely difficult to guess what was going to happen in the future. That accounted generally for the difference

he had mentioned. For instance, valuations depended upon whether a local authority would or would not permit so-and-so to be done to the land. That might make 100 per cent. difference. Then, again, valuations depended upon new Acts of Parliament which the Courts had not yet interpreted and which again might affect the valuation by even more than 100 per cent. A valuation also depended upon the fear of future legislation which was adumbrated and which might or might not come off next year. It depended upon what the owners of surrounding land or property might, in the near or distant future, do to their lands. For all those reasons it was not surprising to see a difference exist. The surveyor on the one side might say " Well, all this may happen ; " I think some of it will." The surveyor on the other side said to himself " No man can tell, and I think I am entitled to take a " more rosy view than the other man." Where there was a plain piece of land or property, and where the answer was fairly obvious, it was then, of course, somewhat deplorable that there should be large differences of opinion. Personally he had always ventured to say that there never should be an arbitration if there was a plain piece of property with no problem connected with it at all ; and, if two reputable surveyors were connected with it, there very seldom was an arbitration on a plain question. That was a great improvement over past practice.

He had very much enjoyed reading the paper. The history of the matter before the Lands Clauses Act, and the description of how the Courts had practically produced a code of compensation which had overridden the common practice of surveyors, had to him been intensely interesting.

Mr. E. J. Silcock (Member of Council) desired to have the privilege of adding his word of thanks to those of other speakers to Sir Lynden for his most valuable paper, which he had read with very great interest and with much profit. Sir Lynden had begun by apologising for not having at an earlier date made some contribution to the proceedings, but all the members would agree that now Sir Lynden had put his hand to paper he had given them something which was really worth while.

As his connection with Sir Lynden had frequently been that of the relation of witness to counsel, he had naturally read Sir Lynden's remarks with regard to the expert witness with considerable interest. He appreciated, of course, that Sir Lynden had an unrivalled experience in dealing with that class of evidence, because Sir Lynden practised in the Committee Rooms of the House, in arbitration proceedings, in rating proceedings and so forth, which were really the happy hunting-ground of the " tribe " of surveyors.

Therefore Sir Lynden's remarks with regard to the limitations of, and the functions of, a witness, and the advice which he gave as to how evidence should be prepared, were of the greatest possible value, and personally he would like to commend Sir Lynden's observations under that head to the younger members of the Institution and, if he might venture to do so, to add two other pieces of advice. One was "Never write a book," and the other was "Keep as full a record as possible of the evidence which you "give in order that you may be able to refresh your memory from "time to time." If the latter piece of advice were followed, it would very likely save those who took it from being placed in a very uncomfortable position at some future time.

The suggestion that a course of instruction should be provided for those younger members who felt they would like to learn how to give evidence was an excellent one, although a novel one. The difficulty was to find the right person to give such instruction. He imagined that no one who had not had actual experience of giving evidence would be a suitable person, and that those who had had that experience probably would not care about taking up coaching. Personally he had not had the great advantage of having been taught how to give evidence. He had had to learn by trial and error which, as Sir Lynden had pointed out, was rather a painful process. Sir Lynden had indicated in the paper the way in which one learned judge treated expert evidence, and Mr. Gerald Eve had given the meeting the views of another learned judge. Personally he had hoped that Sir Lynden might have let the meeting into the secret of how counsel assessed the degree of intelligence displayed by witnesses when giving evidence, depending upon which side of the table they happened to be sitting. He had observed on occasions that there was a considerable difference in the remarks which counsel made with regard to witnesses, depending upon which side of the table they were on, and also whether or not they were sitting at the end of the table. However, Sir Lynden had not enlightened the members on that point, and perhaps they could hardly expect him to do so.

The advice given to arbitrators with regard to the drawing of awards was most comprehensive. He had never come across any other paper or book in which so much advice had been brought into such a small compass. The paper would be most useful to persons sitting as arbitrators.

He would like to have made some remarks about engineers being arbitrators under contracts, but time did not permit; he would therefore content himself with saying that the paper, in his opinion, would become a classic. He could assure Sir Lynden that his own copy of it would be placed in a very prominent

position in his library so that he could refer to it whenever he wanted to do so.

Mr. Oswald Healing (Member of Council) felt that quantity surveyors owed Sir Lynden a debt of gratitude in having put before them certain considerations which affected them in their daily practice and for embodying those considerations in a paper which would be accessible for future reference. He therefore very cordially supported the vote of thanks which had been moved to Sir Lynden. He desired to refer to the appeal which Sir Lynden made on the question of the arbitration clause which was found in so many engineering contracts. Sir Lynden said that the time had come when the Chartered Surveyors' Institution, the Institution of Civil Engineers and the Association of Consulting Engineers should take up that question in earnest in order to secure the appointment in the arbitration clause of some person who was not responsible for the carrying out of the work. That point had been discussed a great many times, and the Association of Consulting Engineers had drawn up a model form of conditions of contract which had been settled with the Federation of Engineering Contractors. He was afraid that that document, excellent though it was, had not found its way into very general practice. It was one of those things which was apt to be put on the shelf and forgotten, but it had the very excellent quality that suits in connection with values could be referred to an independent arbitrator. The engineering contractors always preferred, of course, to act under those conditions. Engineers were very jealous of their rights. It was a well-known thing that they had in many cases succeeded in carrying out contracts where they themselves had acted not only as engineers but as arbitrators. In one case which he remembered, the engineer, at the end of his work, had found himself in the extraordinary position that he had to give a decision as arbitrator as to whether an order which he had given as engineer was in fact within the terms of the contract, and the amount involved had been something like £70,000. That position had been manifestly impossible, and, by consent, the parties had agreed to the appointment of an arbitrator, although it was outside the terms of the contract. Another case had been where the principle which Sir Lynden had advocated had been frankly acknowledged, but it had been got round in the following way: A new clause had been introduced in front of the arbitration clause which had been called a "dispute prevention clause," under which every item in dispute, including the costs of the work, was referred to the engineer; and if one could get round the "dispute prevention "clause," then one was quite free to go to arbitration. Naturally

very much depended in such cases on the personality of the engineer, and it was the common experience that contractors were quite willing to accept such conditions, harsh though they might be, if they had confidence in the engineer. However, one had to legislate for cases where that excellent state of things did not obtain ; hence the desire which Sir Lynden had expressed, and which he himself endorsed, that there should be a form of contract suitable for such cases—he was thinking of engineering contracts in particular—where there was definite provision to refer disputes to a third party.

One other point was with regard to the position of the quantity surveyor in determining values of work for interim and final certificates. He must confess that, in his simplicity, he had always accepted the decision of *Hickman* v. *Roberts* as indicating that he was intended to act in a quasi-arbitral position ; that was, that the terms of the contract had to be interpreted by him with reference to the rights of both parties to the contract. In other words, he was not representing either side, but was acting between both sides. If there was to be any invasion of that principle, which he thought was inherent in the best traditions of the quantity surveying profession, then it was time that members of the Institution should very carefully consider their position as each case arose.

Mr. H. F. Bidder, D.S.O. (Associate), desired to say one word on Sir Lynden's criticism of the clause as to the issuing of certificates which provided that the person issuing certificates should not be deemed to be acting judicially. If it bore the interpretation that Sir Lynden put upon it, it would be a detestable clause ; but, with the utmost deference, he would like to suggest that the reasonable interpretation to be put upon that provision (and he was not saying it was the best sort of provision to have) was that somebody was selected to act as a valuer and not as an arbitrator in that respect. Everyone knew—as he had had the opportunity of pointing out in the *Journal* not very long ago—that the great difference between the position of a valuer and an arbitrator was that in the case of a valuer, where there was not held to be any dispute between the parties, he was appointed by both sides to arrive at a figure. In the case of an arbitrator there could not be a judicial decision of any sort unless there was a dispute. Personally he suggested that the real meaning of such a provision as was mentioned was that the person who had to give the certificate was to value, as agreed by both parties, and was not to decide a dispute between them.

Mr. SYDNEY A. KELLY (Member of Council) mentioned that when town planning had come into force and was almost in its infancy he had had the audacity to pass an opinion upon a certain matter of zoning of land—land which had been zoned for industry and which was going to be used for another purpose. He had expressed that opinion to a London architect fairly freely. Later he had been summoned to that architect's office and had been whisked away in a taxicab to the precincts of the Temple. He had been ushered into a room there and had been told that he was to meet, as he then was, Mr. Lynden Macassey. He had been in fear and trembling, because he knew he had trespassed on the profession of the law ; he had given an opinion that was more a legal opinion than an opinion of a town planner. To his joy and pleasure Sir Lynden, after much consultation with the solicitors, had looked round the room and had said to him " You are quite " right, and we are going to fight." It had been a question of a dog-racing track being put on this industrial land, which was zoned against " noxious industries," and the remarkable plea put up was that dog racing was a " noxious trade or industry." But by the skill of Sir Lynden that plea had been broken down, and a stadium which provided dog-racing events had been erected.

In considering the situation in America, to which Sir Lynden had referred, it had to be remembered that in that country they were not bound by the conventions which existed in this country. It was surprising to find that in America the police were charged with the health and moral welfare of the people, with the result that all town planning and building was done under police regulations. That made a tremendous difference between the surveyor's practice in America and the practice in England.

With regard to expert witnesses, advice had been given to the young expert witness never to overstate his case. In addition to that he should give the fullest information he could, and to remember that when he was in a case before a House of Commons Committee he was a member of a team. It was only by means of team work, beginning with the most insignificant office boy employed right up to the leading counsel, that the case could be put in a right and proper manner before such a tribunal.

He wished to add his quota of thanks to Sir Lynden for his instructive and interesting paper.

The PRESIDENT, in putting the vote of thanks, said Sir Lynden had suggested that to some extent he (the President) was to be held responsible for his paper. If that were so, he was extremely proud of the fact. When it was remembered that Sir Lynden was

a very busy man, and how much time he must have taken from his leisure in order to prepare the paper, the members could not be too thankful to him. They would keep it in their libraries for future reference when the time came for them to go into the witness box or to act as arbitrators.

The vote of thanks was carried with acclamation.

Sir LYNDEN MACASSEY briefly acknowledged the vote, and the proceedings then terminated.

THE ANNUAL GENERAL MEETING,

Monday, 25th May, 1936.

The Report of the Scrutineers of the Ballot for the Election of the Council was read to the Meeting.

The Report declared that the following were duly elected a

COUNCIL FOR THE ENSUING YEAR.

Fellows.

JAMES BARR
JOHN FRIENDSHIP BOWDEN
SIR CHARLES HERBERT BRESSEY, C.B., C.B.E.
CHRISTOPHER CHART
WILLIAM HENRY CHRISTY CLAY, O.B.E.
HENRY FREDERICK COBB, C.B.E.
ROBERT COBB
HERBERT COVINGTON COLE, C.B.E.
WILLIAM HAROLD EVE
HARRY FRANKS
GILBERT GARDNER
ARTHUR NORMAN GARRARD
SIR CHARLES HENRY GOTT
JOHN HERBERT HALL
DRYLAND HASLAM
OSWALD HEALING
ROBERT HENDRY
FRANK WILLIAM HUNT, C.V.O.
SYDNEY APPLETON KELLY
HERBERT JAMES KING
CUTHBERT LAKE
HORACE WILLIAM LANGDON
GEORGE ARTHUR LANSDOWN
LEWIS OSLER MATHEWS
ARTHUR WALKER MERRY
JOHN OSCAR NESBITT
FRANCIS PETER
JOHN MERRY PORTER
JOHN SCOTT
EDWARD JOHN SILCOCK
HENRY EDWARD SHERWIN
ROLAND INGLEBY SMITH, O.B.E.
JOHN MEDOWS THEOBALD
ARTHUR LLOYD THOMAS, M.B.E.
GEOFFREY LESLIE VIGERS

Professional Associates.

WILLIAM ROBINSON BRACKETT
ORFEUR FREDERIC COOKE-YARBOROUGH
HUGH BRIAN EVE
FRANCIS JOHN TRUMPER

Associates.

COLONEL SIR GEORGE LOYD COURTHOPE, BT., M.C., M.P.
SIR HARRY COURTHOPE-MUNROE, K.C.

The Report of the Council on the affairs of the Institution and the Statement of Receipts and Expenditure for the year 1935 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the *Transactions*."

It was Resolved—"That the thanks of the Institution are due and be given to the President, Vice-Presidents, Honorary Secretary, and the other Members and Associates of the Council, for the able manner in which they have administered the affairs of the Institution."

It was Resolved—"That the thanks of the Institution be given to Messrs. C. de la Quintana and E. J. Poulton for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the coming year; and to Messrs. A. E. Baylis, William Bell, C. S. Burkett-Smith, Cecil Burkitt, H. E. Gillett, H. A. Glover, A. F. Hooper, H. B. Hale, H. How, P. E. Jones, A. F. Keen, H. G. May, D. G. Motion, G. V. Nye, C. W. E. Remnant, K. B. Stanley, G. W. Tollett and M. Wilks for their services as Scrutineers."

The Chairman presented the following Prizes won by Candidates in the Preliminary and Professional Examinations, 1936:—

THE "PENFOLD" SILVER MEDAL

for the highest percentage (over 75 % of the maximum) in Parts I. and II. of the Intermediate Examination to Maurice Alfred Clive Herschel Hardcastle.

THE "HYMAN MARKS" PRIZE

for the highest percentage of marks in Part I. of the Intermediate Examination to Laurance Douglas Bentley.

THE "SPECIAL" PRIZE OF THE VALUE OF £10 10*s*.

to NATHAN LICHMAN for the highest percentage of marks in Part II. of the Intermediate Examination.

THE "PENFOLD" GOLD MEDAL

for the highest marks (over 75 % of the maximum) in the Final Examination to ARTHUR WILLIAM CLARKE.

Mr. CLARKE was also the winner of—

THE "DRIVER" PRIZE,

Being the Interest accruing on a Sum of £500,

awarded to the Candidate who obtains the highest percentage in the Final Examination ;

and of

THE "WAINWRIGHT" PRIZE,

Being the Interest accruing on a Sum of £500,

awarded to the Candidate in the Final Examination who is found to have obtained the highest percentage of marks in the Intermediate and Final Examinations combined.

"THE INSTITUTION" PRIZE OF THE VALUE OF £15 15*s*.

awarded to the second Candidate in the Final Examination to HARRY MULLINEAUX.

THE "GALSWORTHY" PRIZE,

Being the Interest accruing on a Sum of £500,

awarded to the Candidate in the Final Examination who is found to have obtained the second highest percentage of marks in the Intermediate and Final Examinations combined to GEORGE CHARLES WILLIAM TWYMAN.

THE "BEADEL" PRIZE,

Being the Interest accruing on a Sum of £200,

for the best work in the subject of "Agriculture," to JOHN LEIGHTON SYDIE, who obtained 83 % of the maximum marks.

Mr. SYDIE was also the winner of—

THE "JOHN GILCHRIST" PRIZE,

Being the Interest accruing on a Sum of £100,

awarded to the Candidate who obtained the highest percentage of marks in the Scottish Final Examination.

THE "MELLERSH" PRIZE,

Being the Interest accruing on a Sum of £100,

for the best work in "Outdoor Forestry, Timber Valuing "and Measuring" to REGINALD ARTHUR LUDGATER, who obtained 98 % of the maximum marks.

THE "CRAWTER" PRIZE,

Being the Interest accruing on a Sum of £200,

for the best work in "Principles and Practice of Valua-"tion" to STEPHEN STEWART WILLIAMS, who obtained 90 % of the maximum marks.

THE "QUANTITIES" PRIZE OF THE VALUE OF £5 5*s*.

to HAROLD SCIVIER SHEARS, who obtained 72 % of the maximum marks.

THE "CONSTRUCTIVE AND WORKING DRAWINGS" PRIZE OF THE VALUE OF £5 5*s*.

to PATERSON MORTON DUNLOP CURRIE, who obtained 87 % of the maximum marks in the subject.

THE "SCOTTISH" PRIZE

awarded to the Candidate from Scotland who obtained the highest percentage of marks in Parts I. and II. of the Intermediate Examination to ANDREW MCIVOR.

THE "JULIAN ROGERS" SCHOLARSHIP

awarded to the Candidate at the head of the list in the Preliminary Examination, to FRANCIS LAWRANCE LOCKE.

THE SIXTY-EIGHTH ANNUAL REPORT OF THE COUNCIL.

Session 1935-1936.

ANNUAL GENERAL MEETING.

Monday, 25th May, 1936.

The last Annual Report of the Council began with a reference to the memorable days of the Silver Jubilee of His late Majesty King George the Fifth. The Report for the session 1935-1936 must begin by recording the loss which was suffered by the Institution in the lamented death of its most gracious Royal Patron on 20th January last. Expression was given to these feelings in a loyal address of sympathy and congratulation which was presented on his accession to His Majesty King Edward the Eighth on behalf of the members of the Institution. The text of the address was published in the *Journal* for March, 1936.

The death of His late Majesty necessitated a re-arrangement of the normal sessional programme, including the cancellation of the Annual Ball which was to have been held at Grosvenor House, Park Lane, W.1, on 21st January, and the postponement of the County Branch Conference and the Annual Dinner from 3rd March to 12th May.

The Council are glad to announce to members that His

Majesty King Edward the Eighth has graciously consented to accept the office of Patron of the Institution.

A signal honour was conferred upon the Institution early in April by the invitation which the Lord Mayor of London extended to the President and to Sir John Oakley, G.B.E. (Past-President), to serve as members of the Committee appointed to consider and report upon the erection of a memorial statue to His late Majesty King George the Fifth.

Messrs. A. J. Brickwell, C.B.E., W. E. A. Bull, G. T. Frew, and Frank Hunt, C.V.O. (Fellows), retired from the Council at the end of last session. The sincere thanks of the Institution are due to them for services rendered over a number of years.

The new members of the Council who took office at the beginning of the year under review were: Messrs. James Barr, W. R. Brackett, B.SC., W. H. Christy Clay, O.B.E., T. Peirson Frank, A. Norman Garrard, and G. A. Lansdown.

Membership.

The comparative tables showing the statistics of membership are given below:—

TABLE A.

	Honorary Members.	Fellows.	Colonial Fellows.	Professional Associates.	Associates.	Probationers.	Students.	Total.
May, 1935 ...	34	2854	131	3649	33	1308	412	8421
„ 1936 ...	35	2864	127	3832	33	1400	317	8608
	+1	+10	−4	+183	—	+92	−95	+187

TABLE A (1).

Holders of Women House Property Managers' Certificates:—

May, 1935	18
May, 1936	24

TABLE B.

	Members (or "Fellows" after 1881).	Associates.		Probationers.	Students.	Total.
		Professional.	Ordinary.			
May, 1869	162	38			2	202
„ 1870	180	59			2	241
„ 1880	342	155			10	507
„ 1890	1095	310	89		123	1617
„ 1900	1883	757	88		336	3064
„ 1910	1862	1970	75		365	4272
„ 1920	2191	2510	47	36	132	4916
„ 1930	2675	3094	35	928	436	7168
„ 1931	2720	3198	34	1130	346	7428
„ 1932	2748	3350	37	955	533	7623
„ 1933	2777	3448	35	1064	715	8039
„ 1934	2794	3515	34	1306	511	8160
„ 1935	2854	3649	33	1308	412	8256
„ 1936	2864	3832	33	1400	317	8446

Honorary Members	35
Colonial Fellows	127
Women House Property Managers ...	24
1936 Grand Total ...	8632

In 1883 "Associates" were divided into "Ordinary" and "Professional" Associates.

The Duke of Beaufort, G.C.V.O., Brigadier M. N. MacLeod, D.S.O., M.C. (Director-General of Ordnance Survey), and Lord Justice Scott were elected as honorary members during the year.

The death of the following members of long standing must be recorded with regret:—

Mr. W. E. Evans, Shrewsbury (1874); Mr. H. C. Trollope, London (1880); Mr. Ernest Hall, Portsmouth (1881); Mr. Henry Knowles, Gloucester (1882); Mr. J. H. Lepper, Bromley (1882); His Honour Judge Hans Hamilton, London (Hon. Member, 1882); Mr.

John German, Ashby-de-la-Zouch (1883) ; Mr. T. W. Huskinson, Nottingham (1883) ; Mr. A. S. Rendell, Newton Abbot (1883) ; Mr. Henry Adams, London (1884) ; Mr. H. E. Moore, London (1884) ; Mr. W. B. Brown, London (1886) ; Sir Henry Tanner, C.B., I.S.O., London (1886) ; Mr. G. F. Barnes, Chesterfield (1889) ; Mr. F. Hadley, Torquay (1889); Mr. C. W. Hayley Mason, O.B.E., Brighton (1889) ; Mr. A. T. Franklin, London (1890) ; Mr. F. C. Parsons, Hove (1890) ; Mr. W. E. Jones, Anglesey (1891) ; Mr. Thomas Woods, Hounslow (1891) ; Mr. J. H. Humphreys, Usk (1891) ; Mr. C. W. Wright, Nottingham (1891) ; Mr. P. C. Holiday, Bicester (1893) ; Mr. C. H. G. Harrison, Northampton (1895) ; Col. Edward Blount, C.B.E., London (1895); Mr. J. G. M. Harvey, Londonderry (1895); Mr. W. Clarkson, London (1897); Mr. Harry Bowden, Plymouth (1897); Mr. H. F. Carr, London (1898); Mr. Harold Sheldon, Alderley Edge (1898); Mr. E. T. Tutt, Ampthill (1898) ; Mr. H. G. B. Wyatt, Chichester (1898) ; Major Harry Barnes, London (1911) ; Mr. S. H. Norman, Leicester (1912), and the Rt. Hon. Sir John Ross, Bt., Tyrone, I.F.S. (Hon. Member, 1919).

Obituary notices of these and other members have appeared in the *Journal* during the year.

Professional Conduct and Practice.

The evidence at the disposal of the Council is that the rules of professional conduct are being administered in a uniform manner by the kindred societies subscribing to them, and that the better the underlying principles are appreciated the wider is the adherence to the rules. During the year there has been a growing weight of opinion against the Institution's name being connected in the press with advertisements bearing upon matters relating to professional conduct—an opinion which has found support in the Council.

In answer to questions which have been put to them, the

Council have replied that there can be no relaxation in the administration of the rules ; that a member who resigns through inability or unwillingness to comply with the rules must not assume that an application for reinstatement to membership at a later date will necessarily be approved ; that where a member is an assistant in a firm whose principals have declared their inability to comply with the rules, his position will be considered on its merits ; and that a person from whom instructions only to sell and let property have been received in the past cannot be regarded as a client in the sense intended in the rules, and may not therefore be approached for " surveys, valuations and " work other than sales and lettings."

In addition to the foregoing, the Council have answered a number of questions put to them by members who have sought advice in matters relating to professional conduct, and those answers have appeared in the *Journal* in the quarterly reports of the Rules of Conduct Liaison Committee.

Steps are being consistently pursued to secure a better recognition by the public of the rules and of those who practise in accordance with them. With the object of securing recognition by the legal profession and of obtaining reciprocity for the rule which prohibits members of the four societies from engaging in work commonly recognised as that of a solicitor, a conference was arranged between representatives of the four societies and of the Law Society at the end of last Session. In a report issued in December, 1935, the Council of the Law Society expressed the view, which is strongly held by the four societies, that the practice of appointing a principal agent for sales and lettings, with sub-agents acting under him, was preferable to that of appointing several agents on equal terms, and was one which might with advantage be commended to members of the Law Society.

Once again legal proceedings have been taken to prevent the use of the Institution's designations by an unauthorised

person, and the injunction for which the Institution asked was granted by the Court.

The Appointments Register.

At the date of this report there are 217 names on the Appointments Register, and in the course of the year 253 have had their names removed for the following reasons:—

10 decided to remain with their present employers ;

9 resigned their membership of the Institution ;

6 went abroad ;

10 entered into partnerships ;

218 obtained posts.

The following is an analysis of the appointments which have been made through the instrumentality of the Register during the year:—

Land Agency	10
Valuation	42
Quantities	19
Building	31

Most of the vacancies have been of a temporary nature, and since at no time have there been more than 50 members unemployed, it has been more difficult to fill that class of vacancy than last year. The demand for architectural and quantity surveying assistants has been insistent but difficult to meet owing to the small number of men at present unemployed in those branches of the profession. In the last few months there has been a satisfactory increase in enquiries for assistants with experience in general professional work, both town and country.

Introductions of professional work have been given to a

number of firms just starting in private practice, and during the year an average of 4 recommendations a week have been made to members of the public, insurance companies, solicitors, banks, building societies, &c., who have required the names of chartered surveyors for special work in various parts of the country.

Enquiries amounting to 54 have been received on behalf of young men wishing to be articled in the profession. With the aid of the County Branch organisation the roster of members willing to take pupils has been increased from 64 to 145—a factor which has assisted considerably in placing pupils and principals in touch with each other.

The Examinations.

Table C shows the total number of entries for the 1936 examinations as compared with previous years, and the number of passes. Table D shows the results, in analytical form, achieved by candidates in England and Wales. In addition, 217 candidates were re-examined in their Typical Subject. Of these 135 were successful.

There were 96 Scottish candidates, of which 41 entered for Part I., 5 for Parts I. and II., and 26 for Part II. of the Intermediate, 20 for the Final, and Direct Fellowship, and 4 for Typical Subjects. Of these 38 passed Part I., and 20 Part II. of the Intermediate, 16 the Final and Direct Fellowship, while 5 were referred back in their Typical Subjects.

The Irish candidates numbered 29, of whom 9 passed Part I. and 5 Part II. of the Intermediate, 5 the Final and Special Degree, and 4 were referred back in their Typical Subjects.

Of the 9 candidates who took the examinations overseas, 4 passed Part I. and 3 Part II. of the Intermediate.

For the Women's House Property Management Certificate Examination 33 candidates presented themselves, and 27 were successful.

It has been decided that after the examinations to be held in March, 1937, the two parts of the Intermediate Examination will be treated as separate examinations. Thereafter no candidate will be permitted to sit for Part II. until he has secured a pass in Part I.

In order to encourage entrants to the profession to take the Estate Management Degree at either Cambridge or London University, a panel has been prepared of members willing to afford special facilities for practical office training to holders of these degrees.

TABLE C.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage
1881	13	6	46·15	2	1	50·00
1890	53	44	83·01	96	70	72·91
1900	131	102	77·86	325	193	59·38
1910	130	95	73·08	623	437	70·14
1920	70	55	78·57	487	322	62·12
1930	563	350	62·17	993	595	59·92
1931	580	352	60·69	1,127	688	61·04

Year.	Preliminary Examination.		Intermediate Examination.			Final, Direct Fellowship and Special Degree Examinations.	
	Candidates.	Passed.	Candidates.	Passed.		Candidates.	Passed.
				Part I.	Part II.		
1932	519	299	898	586	219	482	256
1933	453	250	1,169	369	364	506	217
1934	343	134	1,275	469	352	517	297
1935	300	167	1,206	459	333	553	267
1936	316	172	1,252	407	378	569	270

TABLE D.—*England and Wales.*

—	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Sub-Division IV. Mining.			Percentage of Candidates who passed.
	Examined.	Passed.	Referred back in Typical Subject.	Examined.	Passed.	Referred back in Typical Subject.	Examined.	Passed.	Referred back in Typical Subject.	Examined.	Passed.	Referred back in Typical Subject.	
Intermediate Part I.—													
Students	Examined, 4; Passed, 2;												50
Non-Students	Examined, 703; Passed, 354;												50·35
Intermediate Part II.—													
Students	7	—	5	26	17	5	38	15	11	—	—	—	45·07
Non-Students	37	11	17	255	141	18	218	108	28	2	2	—	51·46
Final	28	11	9	191	80	28	158	71	26	2	2	—	43·27
Direct Fellowship	—	—	—	2	—	—	1	1	—	—	—	—	33·3
Special Degree	5	3	—	2	2	—	1	—	—	—	—	—	62·5

The Special Diploma Examinations.

The examinations for the Special Diplomas in Agricultural and Tenant-right Valuation, Rating, Sanitary Science, Land Surveying and Levelling, and Town Planning were held in June, 1935. The following table shows the results:—

—	Agricultural and Tenant-right Valuation.	Rating.	Sanitary Science.	Land, Surveying and Levelling.	Town Planning.
Entered	3	8	1	1	4
Passed	3	4	—	—	2

The names of the successful candidates were:—

Agricultural and Tenant-Right Valuations : Messrs. H. C. Hunt (Taunton), J. K. Shallcross (Salisbury), and R. F. H. Stephenson (York). *Rating :* Messrs. J. W. Ballantyne (London), R. D. Meacock (Warrington), B. Moules (Belfast), and T. E. Weir (Portadown). *Town Planning :* Messrs. J. P. Rhys (London) and H. J. Smith (London).

The Council have made certain adjustments in the allocation of time and marks for the various sections of the Rating Diploma Examination. The adjustments were necessitated by changes in the relative importance of the subjects of the examination brought about by recent legislation.

It is with pleasure that the Council are able to report that the Colonial Office have decided to accept the Special Diploma in Land Surveying and Levelling as exempting for the qualifying examination for appointments in the Colonial Survey Service.

Scholarships.

Two University Scholarships, tenable at Cambridge University, have been awarded for 1936, one for three years to Mr. R. H. Hughes, of Laurence Sheriff School, Rugby, and King Henry VIII. School, Coventry, and the other for two years to Mr. D. V. Wilkinson, of Charterhouse and Emmanuel College, Cambridge.

Good reports continue to be received from the Cambridge authorities of the work of the Institution scholars now at the University.

Applications for the award of Scholarships must reach the Secretary not later than the 31st October of each year.

The Standing and Special Committees.

Twelve meetings of the Council and 133 meetings of the Standing and Special Committees have been held during the year under review.

Reference was made in the Annual Report for the Session 1934-35 to the fact that a number of criticisms on the Restriction of Ribbon Development Bill had been submitted to the Ministry of Transport in May, 1935. The most important of these criticisms was that the clause relating to compensation should be amended so as to enable an owner to claim compensation not only in respect of damage to the actual piece of land on which the restrictions were imposed, but also for such injurious affection as was caused by the restrictions to other land in his ownership. When the Bill was before the House of Lords an attempt was made to meet this criticism, but still left the compensation clause in a condition which the Council considered unsatisfactory. The matter was pursued further while the Bill was before the Commons, with the result that the Minister of Transport accepted the views of the Institution, and himself moved, on behalf of the Government, the amendments necessary to give effect to them.

The Institution on two occasions was consulted and advised upon the directions for the measurement of new buildings issued by the Ministry of Health pursuant to Section 17 (8) of the Restriction of Ribbon Development Act ; and at the request of the Ministry of Transport they reported upon the draft regulations made under Sections 1 and 13 of the same Act.

Observations upon the London Building Act (Amendment) Bill were made to the London County Council.

A report was made to the Ministry of Health upon the draft of the new Bill to consolidate and amend the existing

Public Health Acts. The opportunity was taken to represent the importance to trustees, agents, and other persons receiving rent in a fiduciary capacity, of amending the present definition of " owner " in the Public Health Acts. At present that definition, as interpreted in *Watts* v. *Battersea Corporation,* enables such persons to be charged with the cost of any works carried out by the local authority in default of the owner. It was strongly urged on the precedent of the Housing Act, 1930, Section 18 (3), that the definition should be amended so as to limit the liability of trustees and agents to the amount of money held by them on their principals' behalf. As a result the Bill as introduced into the House of Lords contains a new clause which closely follows that in the Housing Act, 1930, and should, therefore, give the protection required.

Reference was made in the Annual Report for last session to the discussions which had taken place between the Mining Committee of the Institution and the Institute of Mine Surveyors on the question of standards of accuracy and limits of error for plans and surveys of mines. Those discussions have now borne fruit in the shape of a Joint Report by the Institution and the Institute of Mine Surveyors on the whole question. The report was forwarded to the Mines Department in February. On 11th March a deputation from both bodies attended at the department in support of the recommendations, and was received by the Secretary for Mines (Captain H. F. C. Crookshank, M.P.) in person. The report was also sent to the Mining Association of Great Britain, the Coal Mines Reorganisation Commission, the Ordnance Survey Department, the Departmental Committee on Ordnance Survey Revision, and to all bodies interested in the science and practice of mining.

This Report ranks as one of the most important of the Institution's publications, and will be found of value to all mine surveyors and mining engineers. The special thanks of the Council are due to the Mining Committee, and in particular to the Chairman (Mr. W. Forster Brown), Mr. Cecil H. Bailey and Mr. Sydney L. Thacker, for their con-

spicuous services over a period of two years in preparing the Report and in discussing and agreeing its contents with the Institute of Mine Surveyors.

The expressed intention of the Government to introduce legislation for the "unification," or nationalisation, of coal royalties has been the subject of lengthy consideration by the Mining Committee, in view of the effect which that proposal will have upon the livelihood of mining surveyors and engineers and of other members engaged in the management of coal royalties. A memorandum presenting the case for the payment of compensation to those who can prove loss by reason of any Act transferring the ownership of coal royalties to the State has been submitted to the Secretary for Mines, and was supported by a deputation on 24th April, 1936.

The Bill promoted by the London County Council for the rating of empty property in London was the subject of a memorandum by the Council in February. The memorandum, which appeared in the *Journal* for March, was sent to the Ministry of Health and to Members of the House of Commons, and received wide notice in the Press as a reasoned statement against the case for the rating of unoccupied property in London. The Bill did not receive a second reading.

A memorandum condemning the practice followed by some rating authorities of inviting surveyors to tender for valuations for rating was prepared by the Council in consultation with the Rating Surveyors' Association, the Auctioneers' and Estate Agents' Institute, the Land Agents' Society and the Incorporated Society of Auctioneers, and was circulated to all rating authorities, county valuation committees, and a number of local government associations. The memorandum appeared in the *Journal* for January.

Representations were made to the Ministry of Health in February on the subject of the low fees offered by local authorities for valuation for advances under the Small Dwellings Acquisition Acts.

A special Committee has been set up by the Council to consider whether and how far the Institution can extend its usefulness under present conditions in matters specially connected with land surveying.

The opposition of the Institution to the Bill promoted by the Middlesex County Council for the acquisition of the island site between the Institution's premises and Parliament Square was withdrawn on proper safeguards being provided for the protection of the Institution's rights of light and air. The future use of this site, which has now been acquired by the Middlesex County Council, is still undecided for reasons which have been widely discussed in Parliament and the public Press. The question is one which naturally raises issues of importance to the future of the Institution's premises.

Five meetings were held by the Rating Diploma Section (which consists of the 67 members who hold the Special Diploma in Rating of the Institution) during the period under review. The first two meetings were devoted to a discussion, opened by Mr. J. J. Heaton (Fellow), on "Normal rents of houses," and subsequently enlarged to "Uniformity of valuation as between various classes of "hereditaments." Discussions on "User in relation to "rating," opened by Mr. A. Lockwood (Fellow), and on "Zoning of shops," opened by Mr. W. E. Peak (Professional Associate), occupied the proceedings at the other three meetings. The Chairman and Hon. Secretary of the Section respectively are Mr. J. J. Heaton and Mr. G. V. Nye (Fellows).

The work of the Quantity Surveyors' Committee will be the subject of a separate annual report in July.

The International Federation of Surveyors.

A summary of the proceedings of the Annual Meeting of the Permanent Committee of the International Federation of Surveyors, held in Brussels in September, 1935, was pub-

lished in the *Journal* for November, 1935. The Institution was represented at the meeting by Colonel H. C. Cole, C.B.E. (Vice-President), the President of the Federation, Sir Charles Gott (Vice-President), a Vice-President of the Federation, Mr. F. J. Trumper (Professional Associate of Council), and the Secretary in his capacity as Secretary-General of the Federation.

The first and last named accompanied by Mr. V. L. O. Sheppard, C.B.E. (Fellow), also attended Federation committee meetings in Paris in February, 1936.

Agriculture and Agricultural Matters.

The Fifth Annual Conference of Agricultural Members, arranged by the Agricultural Committee, was held at the Institution on 7th January, and was well attended by members from all parts of the country. The morning session was occupied with discussions upon the following subjects:—

(*a*) Tenant-right dilapidations (opened by Mr. W. C. Mitchell, Professional Associate) ;

(*b*) The strengthening of the Institution's position in agriculture (opened by Mr. F. Peter, Member of Council).

In the afternoon Mr. A. Matheson, Assistant Secretary, Roads Department, Ministry of Transport, and Mr. John A F. Watson (Fellow) read papers respectively on "The "Restriction of Ribbon Development Act, 1935," and "The Housing Act, 1935," with particular reference to the effect of those statutes on agricultural and rural interests.

A report of the above discussions and of Mr. Matheson's paper has appeared in the *Journal* (February, 1936). Mr. Watson's paper appeared in the *Journal* for April, and a précis of the Act, which he prepared as an appendix to that paper, has been enlarged and issued as a separate publication after review by Counsel.

On the recommendation of the County Branches and the Junior Organisation the Council adopted in February, 1936, a scheme designed to facilitate the exchange of agricultural information within the Institution and generally to encourage among members a greater corporate interest in rural affairs. The measures approved were set out on pages 459 and 460 of the March number of the *Journal,* and the County Branches in Great Britain are now collecting information on which a Register of Members interested in rural subjects can be compiled at headquarters and used for interchanging agricultural intelligence.

Once again the thanks of the Council are due to the Land Agents' Society for their courteous and friendly act in extending to members of the Institution the hospitality of the Society's tent at the Royal Show at Newcastle-upon-Tyne in July last.

Royal Commissions and Parliamentary and Departmental Committees.

Revision of Ordnance Survey Maps.

The last two Annual Reports of the Council have referred to the need for a speedy revision of large-scale Ordnance maps. Towards the end of last session the whole question was referred by the Minister of Agriculture to a Departmental Committee with the following terms of reference:—

(*a*) To consider what measures are necessary to accelerate the revision of Ordnance maps in order to bring them up to date and maintain them at a high level of accuracy ;

(*b*) To consider what immediate steps are practicable in the meantime to revise Ordnance Survey maps to the extent necessary for the purpose of town and country planning schemes ;

(*c*) To review the scales and styles of Ordnance Survey maps placed on sale to the public and to recommend whether changes are desirable ;

(*d*) To review the conditions upon which the reproduction of Ordnance Survey maps is permitted.

The Institution was invited to submit evidence in the first place upon the questions contained in paragraphs (*b*) and (*d*) above. A first précis of evidence was accordingly prepared for the Departmental Committee early in July, and supported by oral evidence in October.

The Interim Report of the Departmental Committee, published in March last and since accepted by H.M. Government, appears to have been influenced by the views of the Institution.

The still more important matters referred to in paragraphs (*a*) and (*c*) were dealt with by means of a second and third précis of evidence, both of which were presented in February, the latter dealing in particular with certain special aspects of those questions as they affect the mining branch of the profession. Oral evidence was also given on behalf of the Institution under those heads.

Licensing of Auctioneers.

Evidence written and oral was given on behalf of the Institution to the Select Committee of the House of Lords, which was appointed in May, 1935, to examine the present law as to the licensing of auctioneers. The evidence given was to the effect that in future new licences should only be granted to applicants who gave satisfactory answers, vouched for by two responsible persons, to formal questions as to bankruptcy and conviction for felony or misdemeanour, with exemptions in favour of the members of the professional societies able to enforce disciplinary powers.

Certain recommendations for the reform of the law as to auctioneers' licences were made by the Select Committee, and the draft of a Bill based generally on those recom-

mendations is in course of preparation by representatives of the Auctioneers' and Estate Agents' Institute and the Incorporated Society of Auctioneers, in consultation with representatives of the Institution.

The Bill which was introduced into the House of Commons on 1st April by the Member for Newport purported to deal with licensing as well as other and more controversial matters. It is believed to have been introduced on behalf of interests in no way connected with the four recognised professional societies, which have taken concerted steps to oppose it.

Water Resources and Supplies.

A memorandum of evidence was also submitted to the Joint Committee of the House of Lords and the House of Commons on the proposals which were under their consideration for new legislation on the question of the country's water resources and supplies. Mr. E. J. Silcock and Sir Charles Gott were appointed to attend before the Joint Committee as witnesses for the Institution.

Royal Commission on Tithe Rent-charge.

The Report of the Royal Commission on Tithe Rent-charge, which recommended the extinguishment of tithe rent-charge and the creation of stock, the interest and sinking fund on which are to be provided for by redemption annuities payable by the landowners liable to tithe rent-charge, was silent on the question of compensation to tithe agents and collectors whose livelihood is endangered by the proposal to entrust the collection of the redemption annuities to the State. With a view to protecting the position of those engaged in the collection of tithe rent-charge, the Council made strong representations in the form of a memorandum which was sent to the Ministry of Agriculture and Fisheries and to all Members of Parliament.

This was followed up by a deputation from the Institution and the three kindred societies which attended at the

Ministry of Agriculture and Fisheries and before a meeting of Members of Parliament in the House of Commons.

The Amalgamations in Scotland.

The formal agreements to give effect to the amalgamations with the Institution of the Scottish Estate Factors' Society and the Faculty of Surveyors of Scotland will shortly be deposited with His Majesty's Privy Council.

The Publications.

The programme of papers read and discussed at Ordinary General Meetings during the session was as follows:—

Date	Subject of Paper.	Author.
1935. Nov. 11...	The Opening Address ...	The President.
Dec. 9...	The Restriction of Ribbon Development Act, 1935	Mr. A. T. V. Robinson, C.B.E. (Deputy Secretary, Ministry of Transport).
1936. Jan. 6...	A discussion on the rating of empty properties	Opened by Mr. Charles Latham, L.C.C., Sir George Courthope, BT., M.P., Mr. F. C. R. Douglas, L.C.C., and Mr. R. C. D. Jenkins, L.C.C.
Feb. 10...	The law of party-walls outside London	Mr. W. T. Creswell, K.C. (Associate).
March 2...	Investment companies and rural land	Mr. E. P. Weller, M.A., F.L.A.S. (Fellow).
April 6...	Contrasts and similarities in the farming of Great Britain and New Zealand	Rt. Hon. Viscount Bledisloe, G.C.M.G., K.B.E. (Hon. Member).
May 4...	Surveyors and the law	Sir Lynden Macassey, K.B.E., K.C. (Associate).

The attendance of members at Ordinary Meetings has been well maintained, and there were specially large attendances at those on 11th November, 9th December and 6th January. The practice of beginning the meetings at

6.30 p.m. instead of 8 p.m. has been continued during the year, and has apparently proved popular.

The thanks of the Council must be recorded to those whose names appear above for the time and labour given to the preparation and delivery of papers, and for their services to the Institution in promoting the dissemination of professional knowledge. The value of the meetings has also been enhanced by the participation of several distinguished visitors in the discussions.

In addition to the Ordinary Meetings, meetings of members practising as quantity surveyors were held on 20th November, 4th December and 19th February. On the two first, short papers were read on each of the sections of the new standard method of measurement. At the February meeting Mr. J. Stinton Jones, M.I.MECH.E., M.I.E.E., read a paper on " Engineering services and the one-pipe system " of drainage from the quantity surveyor's point of view," which gave rise to a valuable discussion. Reports of these proceedings appeared in the *Journals* for December, January, April, and May.

The publications which have been issued by the Institution during the session include the Joint Report of Committees of the Institution and the Institute of Mine Surveyors on standards of accuracy and limits of error for plans and surveys of mines ; the three précis of evidence submitted by the Institution to the Departmental Committee on the revision of the Ordnance Survey maps and plans ; and Mr. John A. F. Watson's précis of the Housing Act, 1935.

The List of Members for 1936 incorporates changes in the appearance of the cover and in the type and setting out of its preliminary pages. Information on the history and scope of the surveyor's profession has also been included for the first time.

The Library and Collections.

The value of the Library and Loan Library has been maintained during the year by the purchase of a number of new works on technical and professional subjects and

new editions of old works already in the Library. There have, however, been no purchases of topographical or other works of special interest calling for individual mention.

The work of cleaning and restoring the collection of oil paintings has been continued.

A water-colour of the Institution building decorated for the Jubilee Celebrations in May, 1935, has been presented to the Library by Mr. John M. Theobald (Senior Vice-President).

The original of a drawing of No. 11, Great George Street, by Mr. Hanslip Fletcher, the well-known black and white artist, has also been purchased for the Library. This is the last of the eighteenth-century buildings now standing in Great George Street, and is similar to that in which the Institution was housed up to the end of the last century. The long lease of this building is the property of the Institution.

Further additions have been made to the Forestry Collection during the year, including several examples of wood-destroying fungus. Amongst the latter, *Ustulina zonata* and examples of its damage have been received from the Earl of Buckingham's estate, and an interesting example of Beech snap disease from the Hall Barn estate. An unusual example of the death-watch beetle damage to soft-woods has also been obtained from a roof in Dorset, and will be placed in the museum after a lengthy treatment with protective fluid.

Exhibits from the Forestry Collection were prepared and shown at the Royal Show and the Royal Sussex Agricultural Show. The exhibit shown at the Royal Show illustrated the uses and defects of ash, and was visited by H.R.H. The Duke of Kent, who spent some considerable time in inspecting the various items.

The County Branches.

Owing to the death of His Majesty King George the Fifth a number of Branch meetings and functions were cancelled. For this reason the President was deprived in

some measure of one of the more pleasurable duties of his year of office, namely, the opportunity of meeting country members and of witnessing at first hand the working of the Branch system as a whole on which the strength of the Institution largely depends.

The President was pleased to observe, however, that in the County Branches which he was able to visit there was evidence of a high standard of technical efficiency and a marked interest in the work of the Institution ; and he attributes the latter in large measure to the splendid work of Branch Honorary Secretaries.

The Council have referred during the session a number of important subjects to the County Branches for comment and advice. These included, *inter alia,* the question whether and how far the Institution could extend its usefulness under present-day conditions in matters specially connected with land surveying ; reclamation schemes and the prevention of industrial disfigurement ; the desirability of creating machinery within the Institution to facilitate the interchange of agricultural information ; and the Report of the Royal Commission on Tithe Rent-charge.

The special knowledge of local circumstances and conditions which characterises the review by Branches of the subjects referred to them is an asset highly prized by the Council. The proposals made by the Gloucester, Somerset, and North Wiltshire Branch for strengthening the position of the Institution in agriculture are deserving of special mention as an example of original and constructive work by a County Branch.

Members of the Institution in the Federated Malay States are to be congratulated upon the formation of the Malaya Branch, to which formal approval was given by the Council during the year.

The Chairman and Committee of the Irish Free State Branch, acting on behalf of the President and Council of the Institution, presented an address of congratulation to the Institution of Civil Engineers of Ireland on the occasion of their centenary celebrations in August, 1935.

Among the many subjects on which papers were read or discussions held at Branch meetings during the year were:—

Aerial photography and air survey ;
A review of the Agricultural Holdings Acts ;
Agricultural policy ;
Conduct of a case and the giving of evidence ;
Counterfeit in architecture ;
Estate companies ;
Expert evidence and psychology ;
The Housing Acts ;
The maintenance of corporation housing estates ;
The design of industrial buildings ;
Agricultural values in relation to marketing schemes ;
The milk marketing scheme ;
The valuation of railways ;
Some aspects of town planning ;
Ribbon development ;
The standard method of measurement for building works ;
The measurement of woodland areas.

The Annual Country Meeting.

The Annual Country Meeting of 1935 was held in Torquay, the Devon and Cornwall Branch being responsible for the arrangements. It was thoroughly enjoyed by the members and their friends who made the journey to that pleasant resort from all parts of the country. A full report of the meeting appeared in the *Journal* for August, 1935.

The special thanks of the Council are due to the Mayor and Corporation of Torquay for the generous hospitality with which they honoured the Institution on the occasion of their visit ; and to His Grace the Duke of Somerset, Lord Clinton, the Admiral Superintendent of H.M. Dockyard, Devonport, the Mayor and Town Clerk of Exeter, the Dean and Chapter of Exeter Cathedral, Mr. L. K. Elmhirst, Mr. W. Henderson Hogg, Mr. R. Hansford Worth and others, all of whom had a considerable share in contributing to the success of the meeting.

Special mention must also be made of the services rendered by the Chairman of the Devon and Cornwall

Branch (Mr. J. Denys Drew), the Hon. Secretary (Mr. F. G. Fleury), and the other members of the Reception Committee, whose hard work and keenness in attending to the many arrangements was largely responsible for the acknowledged success of the meeting.

The Junior Organisation.

The programme of papers read and discussed at the meetings of the Junior Organisation during the session was as follows:—

Date.	Subject of Paper.	Author.
1935.		
Nov. 4...	The effect of marketing schemes on the agricultural industry. (Awarded the President's Prize.)	Mr. C. N. Thornton-Kemsley (Professional Associate).
Dec. 12...	The architecture of the West Yorkshire countryside. (Awarded the Ryde Memorial Prize by the Chartered Surveyors' (1913) Club.)	Mr. J. M. Knowles (Professional Associate).
1936.		
Jan. 13...	The rating of water undertakings in the occupation of local authorities.	Mr. D. J. Cockram (Professional Associate).
Mar. 23 ..	The valuation of licensed premises for compensation on non-renewal of old on-licences.	Mr. John Holland (Professional Associate).
May 18...	Annual General Meeting, followed by Paper "Some consideration of natural waters and their contiguous lands."	Mr. W. J. Smith (Professional Associate).

In addition to the above, two other meetings were held in London, at which the proceedings were as follows:—

13*th February,* 1936.—The hearing of an application under the Landlord and Tenant Act, 1927,

arranged by the Berks, Bucks and Oxon Junior Branch, and held in the Lecture Hall of the Institution with Mr. Dryland Haslam (Member of Council) as referee.

16*th April,* 1936.—A demonstration by Aerofilms, Ltd., of the methods employed in aerial surveying, including the use of the camera, the scaling, examination and assembly of the photographs, the use of the stereoscope in plotting and the revision of Ordnance sheets by that method.

The attendances at London meetings continue to be satisfactory, and have averaged 37 per cent. above those recorded three or four years ago. Regular meetings of the Junior Branches have also been held throughout the country, and continue to stimulate interest among Junior Members generally in the work of the Institution.

The Chartered Surveyors (1913) Club Special Prize was awarded to Mr. J. D. Russell-Davis (Professional Associate) for having made the best contribution to the Sessional Meetings of 1934-1935 otherwise than by the writing of a paper.

In addition to the London members, eighteen out of the twenty Junior Branches were represented at the Annual Full Committee Meeting which was held at the Institution on 13th December, 1935, to discuss matters of domestic interest.

The Annual Dinner was held at the Park Lane Hotel, Piccadilly, on 13th December, when the record attendance of the previous year (165) was equalled. The guests included the President and Senior Vice-President of the Institution, Mr. J. E. Cowie, Past-President of the Land Agents' Society, Col. H. C. Cole, C.B.E., President, International Federation of Surveyors, Mr. P. E. Sandlands, K.C., and other distinguished guests.

At the suggestion of the Junior Organisation the Council decided that the Junior Members' Annual Dance in aid of the Benevolent Fund should be organised as an Institution

Ball on an altogether bigger scale, the arrangements being entrusted as heretofore to the Junior Organisation. The Ball was to have taken place at Grosvenor House on 21st January, 1936, with every prospect of a large attendance, but had to be cancelled owing to the death of His late Majesty King George the Fifth. The heavy sale of tickets clearly showed that the change was welcomed by members of the Institution generally, and augurs well for the future of the innovation.

Every one of the twenty Junior Branches has been visited during the year by the Chairman and Hon. Secretary or by a London member of the Junior Committee, who have reported a noticeable improvement in the standard of meetings all over the country. There can be no doubt that the maintenance of personal contact between London and the provinces and the opportunities which it provides for the interchange of opinions and information serves a most useful purpose in the administration of Junior Members' affairs.

During the period under review the Council have received and acted upon suggestions and recommendations from the Junior Organisation as to agricultural policy, the annual ball, alterations in by-laws, publicity, and as to exemption from library fund contributions as a means of encouraging the submission of papers on professional subjects.

The practice of inviting the Junior Organisation to nominate a Junior Member to speak at each Ordinary General Meeting of the Institution has been fully justified by the contributions which have thereby been made to the discussions.

The Council cannot conclude this section of their Annual Report without placing on record their sense of indebtedness to the Junior Organisation, and, in particular, to the Junior Committtee, Branch Committees and all officers for their work on behalf of the Institution as a whole during the year. The experiment of electing a non-metropolitan chairman in the person of Mr. W. R. Brackett, B.SC. (Professional Associate), of Nottingham, has proved an unqualified

success. Distance from London has in no way affected the time or the devotion which Mr. Brackett has given to his arduous duties as chairman. In Mr. F. J. Trumper, who has held the appointment of Hon. Secretary for the third year in succession, and who, in addition to serving on the Council and various Committees of the Institution, has given much time to his duties as one of the British representatives on the Permanent Committee of the International Federation of Surveyors, the Junior Organisation has been fortunate in an officer whose unremitting energy and cheerful enthusiasm have infected the whole of its activities. Mr. Trumper relinquishes his appointment at the end of this session with the thanks and good wishes of the Council and of the Junior Members whom he has so well and truly served.

Honours, Awards, Public and Honorary Appointments.

The following honours were conferred upon members by His late Majesty King George the Fifth during the year under review:—

The Right Hon. Lord Bledisloe (Hon. Member)	Viscounty.
Mr. J. H. Milne Home (Fellow)	Knighthood.
Mr. F. W. Terry (Professional Associate)	Knighthood.
Sir Maurice Gwyer, K.C.B., K.C. (Associate)	K.C.S.I.
Capt. G. T. McCaw, O.B.E. (Colonial Fellow)	C.M.G.
Mr. F. R. E. Davis, O.B.E. (Fellow) ...	C.B.E.
Mr. A. C. Beck, M.V.O. (Fellow)	C.V.O.
Mr. T. F. V. Prickard, M.V.O. (Fellow)...	C.V.O.
Mr. Frank Eckersley, O.B.E. (Fellow) ...	M.V.O.
Mr. J. W. Marsden (Fellow)	O.B.E.
Mr. John Mullin (Colonial Fellow) ...	O.B.E.
Mr. E. A. Malby (Fellow)	M.B.E.
Mr. L. J. B. Tovey (Professional Associate)	M.B.E.

Colonel Sir George Courthope, Bt., M.C., M.P. (Associate), Sir Stafford Cripps, K.C., M.P. (Associate), Sir Joseph McConnell, Bt., M.P. (Fellow), and Sir J. Walker-Smith,

M.P., were elected to Parliament in the General Election held in November, 1935.

Mr. H. W. Langdon (Fellow) was elected Mayor of the Metropolitan Borough of Holborn in November.

Mr. T. M. Eyston (Professional Associate) was appointed High Sheriff of the county of Berkshire in February, 1936.

Mr. Harry Franks, the member of Council for the Irish Free State, was elected President of the Royal Dublin Society in succession to Lord Powerscourt in November. The Royal Dublin Society, in addition to its many other activities, educational, scientific and social, is responsible for the arrangements for the famous Dublin Horse Show.

Mr. E. O. Forster Brown (Fellow) was appointed as a member of the Royal Commission on Safety in Mines during the year.

Mr. John A. F. Watson (Fellow) was appointed by the Minister of Health, in November, as a member of the Central Housing Advisory Committee which has been set up to advise the Minister under the Housing Act, 1935.

Mr. F. W. Showers (Fellow) was appointed by the Minister of Health, in January, to be a member of the Rural Housing Committee set up under the Housing Act, 1935.

Mr. Isaac Dixon (Fellow) and Mr. A. G. Harfield (Fellow) were appointed as members of the Central Valuation Committee by the Minister of Health in September.

Messrs. V. L. O. Sheppard (Fellow) and E. W. Hall (Professional Associate) were nominated as delegates of the Institution to the Conference of Empire Survey Officers held in London in July, 1935.

Mr. E. B. Gillett (Fellow) was appointed by the Commissioners of Inland Revenue, on the Institution's nomination, to serve on the Selection Board which sat in December to select candidates for appointment as third-class valuers on the permanent staff of the Valuation Office.

Mr. John M. Theobald (Senior Vice-President) served as the nominee of the Institution on the Selection Board which sat in September to consider the filling of vacancies for the

appointment of assistant-surveyor in the Civil Engineer-in-Chief's Department, Admiralty.

Mr. J. G. Elsworthy (Fellow) has been appointed to succeed Mr. J. W. Tyler (Fellow) as the representative of the Institution on the Architects' Registration Council for the year 1936-37, and Mr. R. B. Mann (Fellow) has been re-appointed to represent the Institution on the Admission Committee of that Council for a further year. The special thanks of the Council are due to Mr. Tyler and Mr. Mann for their services to the Institution during 1935-36 in these appointments, the duties attaching to which are arduous and important.

The Aerodromes Advisory Board, on which Sir John Oakley, G.B.E., and Mr. Dendy Watney had represented the Institution since its formation in 1933, has been wound up, following upon the view expressed by the Secretary of State for Air that the taking over by the Air Ministry of the two principal services initiated by the Board, and of its expert personnel, made it no longer worth while to continue the voluntary efforts of the Board itself. The Secretary of State has expressed his warm appreciation of the pioneer work done by the Board (to which reference was made in the Annual Report for 1933-34) and of the support, both technical and financial, given to it by the professional institutions.

The Advisory Committee of the London County Council, on the amendment of the London Building Acts, completed its lengthy and arduous task early in the session, and its Report was referred to the Building Acts and General Purposes Committee of the London County Council. The Institution was represented on the Advisory Committee by Mr. C. Herbert Bedells (Past-President).

Mr. Francis Peter (Member of Council) has been appointed to represent the Institution upon the governing body of the Royal Agricultural College, Cirencester.

Mr. C. F. Stone (Fellow), one of the Institution's representatives for last year upon the Council of the Home-Grown Timber Association, has been elected Hon. Treasurer

of the Association. The Institution is represented upon the Council of the Association by Mr. Alan Arnold (Past-President), Mr. F. J. Trumper (Professional Associate), and the Secretary.

The following other appointments have been made during the session in response to invitations from the bodies concerned:—

The National Housing Standards Board (set up by the National Federation of Buildings Trades Employers to promote improvement in the standards of house construction): Mr. E. C. Harris (Fellow).

The Royal Sanitary Institute Health Congress :—

As official delegates: Mr. C. F. Elias (Fellow) and Mr. G. H. Sykes (Professional Associate).

The Fourth International Grassland Congress :—

As a member of the main Committee: Mr. Francis Peter (Member of Council).

The Building Industries National Council :—

As additional representatives: Mr. A. S. Bennion and Colonel F. N. Falkner, o.b.e. (Fellows).

The International Committee of Quantity Surveyors :—

Mr. Robert Barr (Fellow).

The British Standards Institution :—

Representative on the Building Divisional Council (*vice* Mr. J. E. Drower, c.b.e., resigned): Mr. A. S. Bennion (Fellow).

The Thames-side and Medway Industrial Development Board :—

Sir Edwin Savill, o.b.e. (Past-President).

The Royal Agricultural Society :—

As a member of the Local Committee for the Royal Show at Bristol, 1936: Mr. E. J. Clarke (Fellow).

Finance.

The year covered by these accounts has been one of normal character. There have been no exceptional items of expenditure as occurred during the two previous years in

connection with the re-organisation of the office, the re-decoration and re-furnishing of the premises and the Fifth International Congress of Surveyors.

The accounts, however, reflect the increased activities of the Institution, but the higher expenditure has been offset by the greater income due to the growth of membership ; and the surplus of income over expenditure realised, *i.e.*, £4,060, compares favourably with that of the years preceding the two abnormal years of 1933 and 1934.

The accounts show that the Institution is maintaining its strong financial position, and among the donations given for the furtherance of professional objects were £210 to the Royal Agricultural College, Cirencester, which was mentioned in the last Annual Report, £200 to the Building Industries National Council, £105 to the Livestock (Emergency) Committee, £50 to the Aerodromes Advisory Board, £30 to the Home-Grown Timber Marketing Board, £21 to the British Students' Institution, and £10 10*s*. to the Council for the Preservation of Rural England.

ADDENDUM.

Notes from the Reports of the Examiners, 1936.

The object of these notes is to call attention to the defects in the work of candidates in the examinations, in particular to features to which more attention should be paid, and to the respects in which want of preparation was shown. The notes are not primarily intended to be a general review of the examination work for the year.

A large number of examiners commented on the inability of candidates to express themselves clearly and concisely. Indistinct lettering and bad spelling were again prevalent. Far too many candidates lost marks by careless reading of the questions and instructions, with the result that much was written which was no answer to the question asked. This fault was particularly noticeable in the following papers: "Building materials," "Road-making," "Valuation of land and buildings," the Non-Typical papers "Constructive and working drawings," the Typical papers in "Quantities," in both the Intermediate and Final Examinations, and "Sanitation of houses."

Candidates are advised to include the practice of answering test questions in their preparation for the Examinations.

Agriculture (*Practice*).—The examiner reports that the standard reached was only fair. While the treatment of grassland was quite well known, the general trend of agricultural conditions was not properly appreciated. Very little was known of diseases affecting animals.

Agricultural Law.—The standard was only moderate and Questions 1, 6 and 8 were poorly answered, showing want

of knowledge and preparation. Candidates confused "private rights" with "public rights."

Agricultural Science.—The standard reached was reported as "very variable." Weakness was shown in the general nature of fungus disease in plants and the distinction between fungicides and insecticides in controlling pests. More attention should be paid to botanical distinguishing features and recognition of common farm plants. The need of basic training in the fundamentals of biological science was noticeable.

Agricultural Valuations.—The work is reported as fairly good, although a lack of practical experience was evident. The answers to questions dealing with probate valuations and the taking of land for building purposes showed that many candidates did not know the principles upon which these valuations should be made. Weakness was also observed in the valuation of market crops and buildings.

Building Materials.—Again the examiner reports the work as most unsatisfactory. Candidates appear to be treating this subject as a "cram" subject and do not realise its significance. There can be no true knowledge of construction or the preparations of bills of quantities without practical knowledge of the materials used and described in these processes. Candidates are advised to give this subject more attention.

Compulsory Purchase Acts.—The standard reached was not high. The quality of the answers to Questions 2, 3 and 8 was generally poor. A closer study of the Acts is necessary.

Constructive and Working Drawings.—In the higher papers there is room for general improvement, the standard being lower than in past years. Closer study should be directed to the principles of shoring and needling, riveting

of steelwork and methods of holding down such work, weights of materials and permissible loads. Weakness was also observed in knowledge of masonry and reinforced concrete.

In the lower papers the standard was the same as last year. Want of preparation was noticeable in joinery work, simple foundations, brick bonding having regard to straight joints, and roof construction. Modern methods of construction and materials, joinery and every-day building terms require closer study.

In both the higher and lower papers draughtsmanship and constructive details need more care.

Draughtsmanship.—The work was not so good as it should be. More attention should be given to construction of scale and to isometric projection. There was general inability to construct a correct scale and to state the R.F. of such.

Drainage of Buildings.—The examiner reports a better general knowledge this year than formerly. While text-book knowledge was good, the application of this knowledge showed want of practical experience. The answers to the questions of jointing of the iron pipe and drain laying were very satisfactory, but weakness was shown regarding anti-syphonage.

Economics.—A greater uniformity was shown in the quality of the work than has been observed in previous years, but evidence of lack of preparation was apparent.

Estate Accounts.—The standard reached was about the same as last year. Closer attention must be given to the principles involved in the preparation of accounts for submission to clients where monies had been received and paid on account of management and development of estates. Weakness was apparent in the knowledge of the principle of double entry book-keeping.

Farm Homesteads and Building Construction.—The work produced was reported as moderately good. Weakness was displayed in the knowledge of hot-water circulation in small houses, and in the thickness and depth of footings and foundations of brick walls, whilst many candidates stated that " flat roofs " should have a fall of (say) 1 in 10 instead of 1 inch in 10 feet. The spelling of technical terms needs watching, and there is room for more practical experience.

Forestry.—In the Intermediate examination the work showed a definite improvement on last year, but too little attention had been given to the study of Forest Botany and Identification.

The indoor work in the Final examination was fair but by no means good. Weakness was shown in nursery and thinning operations. In the outdoor work Forest entomology was weak, and candidates should realise that the study of estate forestry does not begin and end with the identification of trees and timber.

Heating and Ventilation.—The improvement noticed last year was not maintained. The scientific side of the subject needs more study, and the lack of practical experience of heating and ventilating installations was clearly evident.

Land Drainage.—The examiner reports that the standard attained was disappointing and considerably below that of previous years. Whilst the majority of candidates knew something of field drainage and the results to be expected, great weakness was shown in calculating the discharge of a drain, and what powers are vested in county councils by the Land Drainage Act, 1930.

Law relating to Land.—A higher standard was reached than in any previous examination. Too many candidates appeared to be under the impression that leaseholds were first protected in the Chancery Courts or by the Lord Chancellor under his equitable jurisdiction.

Law of Easements.—Compared with last year the standard was lower and showed lack of general preparation. Very few candidates had any knowledge of Question 1.

Local Taxation.—The work was reported as poor and showed no great knowledge of the subject.

The London Building Acts.—The improvement observed last year was not maintained, and a lack of attention to the strict reading and meaning of the Acts was apparent.

Law of Landlord and Tenant.—The general standard was not high. Weakness was shown with regard to the discharge of restrictive covenants. Little was known about the Acquisition of Land (Assessment of Compensation) Act, 1919, stamping of leases, the difference between an assignment and an underlease, and the definition of a covenant.

In the paper for the Women House Property Manager's Certificate the standard was good, showing careful study of the subject.

Law of Vendors and Purchasers.—A moderate standard was reported this year. Quite a number of candidates had only a hazy knowledge of the subject, whilst only a few had apparently studied the 1929 Supplement of Seabourne. A closer study of this subject in general is needed.

Law of Mortgages.—The examiner reports the subject was ill-digested, and the noticeable failure was in defining a mortgage. Again many candidates gave an " example " as their answer, whereas a " definition " was asked for. The law relating to contributory mortgages was not properly understood. Closer attention should be paid to the Law of Property Act, 1925, Section 101, Sub-section (1) (iv.), also the Real Property Limitation Act, 1874, with regard to the barring of the mortgagee's right of action on the mortgagor's personal covenant.

Law of Dilapidations.—This paper was answered better than last year, and indicated that the subject is being studied closely. Candidates should acquaint themselves with cases and case law.

Law of Arbitrations.—Although the standard reached was good, closer study should be given to the drafting of an interim award as provided by the Arbitration Act, 1934. Weakness was also shown as to the stating of a case and tc the removal of an arbitrator under the provisions of the Act of 1934.

Law of Fixtures and Dilapidations.—The examiner reports that a good standard of work was produced, particularly in Part 1 of the paper set. A close knowledge of statutes and leading cases was observed.

Levelling (Indoor).—The standard was satisfactory. The importance of choosing permanent or semi-permanent spots on which to test the adjustment of a dumpy level was not appreciated. The duties of staff-holder were well understood.

Measurement and Valuation of Dilapidations.—An improvement on previous years was reported. The wording of specifications for builders and instructions requires to be more explicit.

Mensuration and Trigonometry.—The examiner reports the result was not up to standard. The application of trigonometrical functions was not properly appreciated, and while formulæ adopted for mensuration questions were in many cases correct, the resultant figures showed want of accuracy. More attention should be paid to both subjects.

Measurement of Builder's Work.—In the Final examination the work was fair. Dimensions for excavation, however, were mostly inaccurate. The use of "spot items" was not fully appreciated. Candidates should realise that

the object of the quantities they take off is to enable the person pricing to gauge accurately the amount of work involved in each item.

In the Intermediate paper an improvement on last year was observed. More attention should be paid to checking a builder's account by measuring and pricing each item of work. Again there was evidence of careless reading of questions.

Quantities.—In the Intermediate examination the standard was below average. The " taking off " paper indicated that candidates lacked or were unable to apply their knowledge of building construction. Few candidates realised the importance of showing their calculations and side casts and of giving written information which will be necessary at a time when the original surveyor is not available. The Standard Method of Measurement requires closer study.

In both the morning and afternoon papers for the Final examination the standard reached was below that of previous years. More attention should be paid (*a*) to sufficient and accurate descriptions of the various items, (*b*) to the bonding of stonework, (*c*) to the necessity for a clear and definite entry on the dimensions paper of measurements and descriptions, (*d*) to the Standard Method of Measurement.

In the paper " Analysis of Prices " the standard was slightly lower than last year. There was again weakness in the knowledge of actual analysing.

Road-making.—The work submitted was reported as fair. The need of special preparation with regard to design in relation to topography and the consequent overbearing importance of estate road costs to land costs was apparent.

Steel and Concrete Construction.—The high standard reached last year was not maintained, and the result shows ill-digested reading and a decided lack of practical experience. An unusual number of candidates combine real

knowledge of small parts of the subject with complete ignorance of even the elements of other parts.

Sanitation of Houses.—A poor result through lack of practical knowledge. The importance of drainage ventilation is not understood, and the actual movements of air inside a drain has not, apparently, been studied, as even a well-designed drain can be a source of real danger unless movement of air throughout its length is assured. This feature deserves more attention. Design of drainage has improved but still shows want of practical experience ; the " general " knowledge of hot-water services shows improvement. There is too much tendency to think that compliance with by-laws affords a full and complete solution, overlooking the fact that by-laws give a minimum to cover generalities, whilst each case presents individual problems requiring individual intelligent solution.

Surveying (Indoor).—Again the standard was below the average, due, it appears, to insufficient knowledge and practice in the field. Many candidates confused the box sextant with the prismatic compass, and failed to grasp the correct use of the clinometer. More attention should be given to the theodolite and the reading of vertical angles.

Town Planning.—A fair standard was attained. A satisfactory degree of knowledge was exhibited with regard to the leasehold system and the covenants contained in the building agreement, but weakness was shown in town planning procedure. The value of working in close contact with the appropriate department of the local authority was not realised.

Application and use of Valuation Tables.—The slight improvement reported last year was not maintained, and the reason appears to lie in general lack of knowledge of the subject. The following are the main weaknesses: (*a*) The basic principles upon which the years' purchase

tables for single life interests are calculated are but imperfectly understood, and several candidates appear to be under the impression that the tables were compiled by a person names " Carlyle " or " Carlisle "; (*b*) many candidates either stated definitely or implied that dual rate tables provide for a sinking fund, and that the single rate tables make no such provision ; (*c*) considerable confusion existed over the generally accepted rule that a freehold ground rent with reversion to rack rent over 60 years distant can be valued as receivable for perpetuity and the value of the reversion ignored. Apparently having this rule in mind, many candidates treat leasehold ground rents having over 60 years to run as being receivable in perpetuity.

Valuation, The Principles of.—The examiner again reports the work as far from satisfactory, and a failure to read the questions carefully was again evident. The work showed want of general preparation, weakness in knowledge of valuation tables, lack of practical work, and also, which is very important, that candidates are not in touch with current market conditions.

BALANCE SHEET,

LIABILITIES.	£ s. d.	£ s. d.
Sundry Creditors	3,058 0 2	
Subscriptions for 1936 paid in advance	1,291 10 0	
Examinations Fees for 1936 paid in advance	7,343 14 0	
		11,693 4
Accumulations Account	42,675 3 8	
Add Entrance Fees received during year—		
Fellows	345 9 0	
Professional Associates &c.	1,296 15 0	
	44,317 7 8	
Add Excess of Income over Expenditure for year ended 31st December, 1935	4,060 16 6	
	48,378 4 2	
Less Decrease in value of Investments at date ...	958 1 5	
		47,420 2 9
		59,113 6 11

(NOTE.—The above amount of £47,420 2*s.* 9*d.* is subject to increase by the value of Nos. 11 and 12, Great George Street, and the value of the Furniture and Effects of The Institution.)

Trust Funds (as per contra).

Library, Forestry, and Geological Collection ...		7,141	7 4
Prize Endowment Account		5,670	16 10
Scholarship Account—General	16,195 12 5		
„ „ "Penfold"	1,392 0 0		
		17,587	12 5
Guarantees to Public Trustee		4	6 6
		£89,517	10

We have audited the Income and Expenditure Account and Balance Sheet for the year ended 31st December, 1935. We have obtained all the information and explanations that we required; and in our opinion such accounts are properly drawn up so as to exhibit a true and correct state of The Institution according to the best of our information, and the explanations given to us, and as shown by the books of The Institution.

TANSLEY WITT & CO.,
Chartered Accountants.

5, Chancery Lane, London, W.C. 2.
24*th April*, 1936.

We report that with the assistance of the Chartered Accountants we have examined the foregoing Accounts for the year ended 31st December, 1935, and find same to be correct. We have also examined the Deeds and Securities, and certify that they were in possession and safe custody as on 31st December, 1935.

C. DE LA QUINTANA,
EDWARD J. POULTON,
Hon. Auditors.

24*th April*, 1936.

31ST DECEMBER, 1935.

ASSETS.—GENERAL ACCOUNT.	£ s. d.	£ s. d.
Cash—		
In hands of Secretary	190 0 0	
At Bank on Deposit Account	10,000 0 0	
„ „ Current „	362 16 9	
		10,552 16 9
Investments, market price 31st December, 1935—		
£15,700 13 0 3½ % Conversion Loan @ 107¼ ...	16,838 18 10	
1,811 1 11 New South Wales 4 % (1942-62) Stock @ 101	1,829 4 0	
5,563 19 1 Metropolitan Water Board 3 % B Stock @ 100	5,563 19 1	
3,314 18 7 India 3 % Stock @ 85	2,817 13 10	
20,893 19 6 3 % Local Loans @ 96	20,058 4 4	
		47,108 0 1
Sundry Debtors and amounts paid in advance ...		1,452 10 1
		59,113 6 11
TRUST FUNDS.		
Library, Forestry, and Geological Account.		
Investments, market price 31st December, 1935—		
£3,355 12 8 3½ % Conversion Loan @ 107¼ ...	3,598 18 4	
401 16 9 West Australian 4 % Stock @ 101 ...	405 17 1	
Library, Forestry, and Geological Collection ...	2,346 10 8	
	6,351 6 1	
Cash at Bank on Current Account	790 1 3	
		7,141 7 4
Prize Endowment Account.		
Investments, market price 31st December, 1935—		
£503 1 11 India 3 % Stock @ 85	427 12 7	
197 0 0 London Midland and Scottish Railway 4 % Debenture Stock @ 107 ...	210 15 9	
270 0 0 London and North Eastern Railway Second Guaranteed Stock @ 91 ...	245 14 0	
2,187 10 9 3½ % Conversion Loan @ 107¼	2,346 2 8	
1,059 3 8 2½ % Consolidated Stock @ 86	910 17 11	
470 3 5 India 3½ % Stock @ 96	451 7 4	
500 0 0 Courage & Co. 3½ % Debenture Stock @ 99	495 0 0	
202 9 10 3½ % War Loan @ 105½	213 12 7	
	5,301 2 10	
Cash at Bank on Current Account	369 14 0	
		5,670 16 10
Scholarships Account.		
Investments, market price 31st December, 1935—		
£9,290 3 1 3½ % Conversion Loan @ 107¼ ...	9,963 13 9	
1,988 1 7 Metropolitan Water Board 3 % B Stock @ 100	1,988 1 7	
1,813 3 0 Queensland 4 % Stock (1940-50) @ 102	1,849 8 3	
2,324 14 0 New Zealand 4% Stock (1943-63) @ 103	2,394 8 10	
1,600 0 0 Canadian Pacific Railway 4 % Debenture Stock @ 87	1,392 0 0	
		17,587 12 5
Guarantees to Public Trustee.		
Cash at Bank on Current Account		4 6 6
		£89,517 10 0

EXPENDITURE. FOR THE YEAR ENDED

	£ s. d.	£ s. d.	£ s. d.
To *Journal:* Reporting and Publication	1,949 7 3		
Postage	753 5 5		
	2,702 12 8		
Less Amount received from *Journal* Advertisements...	240 10 0		
		2,462 2 8	
„ Joint Report: Standards of Accuracy and Limits of Error for Plans and Surveys of Mines ...	68 6 6		
„ London and County Branches and Junior Organisation	3,231 15 0		
„ Country Meeting at Torquay ...	272 8 1		
		3,572 9 7	
„ Ground Rent	1,380 0 0		
„ Rates and Taxes, Corporation Duty, and Insurance	2,283 3 11		
„ Staff Endowment Insurance... ...	40 7 1		
		3,703 11 0	
„ Salaries	6,259 11 4		
„ Wages	830 6 6		
„ Staff Superannuation Fund	575 0 0		
		7,664 17 10	
„ Fuel, Light, and Water	380 10 2		
„ Stationery and Account Books ...	375 16 11		
„ Printing and Lithography	1,446 8 5		
„ Postage and Receipt Stamps ...	754 17 3		
„ Law Charges	158 10 9		
„ Parliamentary Papers & Periodicals	121 3 0		
„ Repairs and Fittings	223 13 0		
„ Re-furnishing and Renovating of Portraits	179 13 0		
„ Donations for Professional Objects	698 16 5		
„ Standard Method of Measurement...	5 5 0		
„ House Account and Sundries ...	1,171 13 3		
		5,516 7 2	
„ Publicity Account	168 16 5		
„ Expenses of Jubileee of H.M. King George V.	159 13 3		
„ The International Federation of Surveyors	109 3 8		
		437 13 4	
„ SCHOLARSHIPS ACCOUNT:— Terms' Fees, &c.		324 4 4	
„ EXAMINATIONS ACCOUNT:— Examiners' and Moderators' Fees	2,099 18 5		
Advertising, Printing and Stationery	653 5 3		
Hire of Hall and Instruments ...	506 7 6		
Prizes	49 6 9		
Sundry Disbursements	280 18 11		
		3,589 16 10	
Balance			27,271 2 9
Being excess of Income over Expenditure for year carried to Accumulations Account ...			4,060 16 6
			£31,331 19 3

31st December, 1935. INCOME.

	£ s. d.	£ s. d.	£ s. d.
By Fellows' Subscriptions	11,410 7 0		
„ Professional Associates', Colonial Fellows' and Associates' Subscriptions	8,037 15 0		
„ Students' Subscriptions	581 14 0		
„ Probationers' Subscriptions... ...	1,046 7 0		
„ Women's House Property Managers' Subscriptions	18 18 0		
		21,095 1 0	
„ Interest on Investments (*less* Tax)...		1,027 9 10	
„ Interest on Deposit at Bank ...		80 10 10	
„ Hire of Rooms...		388 13 6	
„ Rent of Leasehold Property :— No 11, Great George Street, S.W. 1		900 0 0	
Scholarships Account :—			
Interest on Investments (*less* Tax)		476 2 8	
			23,967 17 10
Examinations Account :—			
By Candidates' Fees		7,187 15 6	
„ Sale of Syllabus		176 5 11	
			7,364 1 5
			£31,331 19 3

LIBRARY, FORESTRY, AND

1935.	£ s. d.	£ s. d.	£ s. d.
Dec. 31st. To Purchase of Books and Maps, &c. :—			
Reference Library ...	99 3 4		
Loan Library	34 10 0		
		133 13 4	
„ Annual Subscriptions ...	4 4 0		
„ Honorarium to Forestry Curator	52 10 0		
„ Grant to Branch Library ...	30 0 0		
		86 14 0	
„ Insurance	8 15 0		
„ Stationery and Printing ...	5 14 0		
„ Binding	28 7 2		
„ Repairs and Re-laying of Carpets	11 18 7		
„ Sundry Disbursements ...	24 16 9		
		79 11 6	
„ Royal Agricultural Society's Show and Tunbridge Wells and S. E. County Show		38 13 4	
			204 18 10
			338 12 2
„ Depreciation		177 17 6	
„ Decrease in Value of Investments ...		133 17 6	
			311 15 0
„ Balance carried forward to 1936 :—			
£3,355 12*s.* 8*d.* 3½ % Conversion Loan @ 107¼		3,598 18 4	
£401 16*s.* 9*d.* West Australian 4% Stock @ 101...		405 17 1	
Value of Books, Forestry and Geological Collection		2,346 10 8	
		6,351 6 1	
Cash at Bank		790 1 3	
			7,141 7 4
			£7,791 14 6

GEOLOGICAL ACCOUNT.

1935.		£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward from 1935 ...				6,980	18	2
Dec. 31st.	„ Increased Value at this date:—						
	Books purchased	133	13	4			
	„ presented	19	0	0			
					152	13	4
	„ Dividends (*less* Tax)				103	9	6
	„ Donations				554	13	6
					£7,791	14	6

"PRIZE ENDOWMENT"

1935.	£ s. d.	£ s. d.
Dec. 31st. To Amount paid for:—		
"Beadel" Prize	7 17 5	
"Driver" Prize	16 16 0	
"Crawter" Prize	10 8 6	
"Penfold" Gold and Silver Medals ...	22 15 0	
"Mellersh" Prize	6 19 10	
"Wainwright" Prize	31 5 6	
"Daniel Watney" Travelling Scholarship	15 0 0	
"Galsworthy" Prize	21 19 6	
"Julian Rogers" Prize...	10 10 0	
"John Gilchrist" Prize	4 7 10	
"Hyman Marks" Prize...	6 6 0	
		154 5 7
„ Decrease in Value of Investments ...		249 18 4
„ Balance carried forward to 1936:—		
Being Investments at market price, 31st December, 1935—		
£501 1*s.* 11*d.* India 3% Stock @ 85	427 12 7	
£197 London Midland & Scottish Railway 4% Debenture Stock @ 107	210 15 9	
£270 London & North Eastern Railway Second Guaranteed Stock @ 91	245 14 0	
£2,187 10*s.* 9*d.* 3½% Conversion Loan @ 107¼	2,346 2 8	
£1,059 3*s.* 8*d.* 2½% Consolidated Stock @ 86	910 17 11	
£470 3*s.* 5*d.* India 3% Stock @ 96	451 7 4	
£500 Courage & Co. 3½% B Debenture Stock @ 99	495 0 0	
£202 9*s.* 10*d.* 3½% War Loan @ 105½	213 12 7	
		5,301 2 10
„ Cash at Bank		369 14 0
		£6,075 0 9

ACCOUNT, 1935.

1935.		£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward from 1934 ...				5,893	4	2
Dec. 31st.	„ Dividends for year to date (*less* Tax) and Income Tax returned to April, 1935 :—						
	"Beadel" Bequest	7	17	8			
	"Driver" Bequest	16	9	0			
	"Crawter" Bequest"	10	16	0			
	"Penfold" Bequest	18	17	6			
	"Mellersh" Bequest	5	2	7			
	"Wainwright" Bequest	26	13	9			
	"Daniel Watney" Gift	24	19	1			
	"Daniel Watney" Gold Medal ...	20	12	8			
	"Julian Rogers" Bequest	20	0	0			
	"Galsworthy" Gift	18	19	8			
	"John Gilchrist" Bequest ...	4	7	0			
	"Hyman Marks" Bequest ...	7	1	8			
					181	16	7
					£6,075	0	9

J. B. NICHOLS AND SONS, LTD.,
PARLIAMENT MANSIONS,
VICTORIA STREET, WESTMINSTER.